



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 21ST DAY OF AUGUST 2018**



The Board of Commissioners of the Jersey City Redevelopment Agency met for their Regular Board Meeting located at, 180 Ninth Street , Jersey City, New Jersey on Tuesday, August 21, 2018 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:05 p.m., and upon roll call the following answered **present:**

Douglas Carlucci

Rolando R. Lavarro, Jr.

Donald Brown (6:35 pm)

Erma Greene

Darwin R. Ona

and the following were **absent: Evelyn Farmer and Daniel Rivera.** The Chairman thereupon declared a quorum present. Also present at the Meeting were Diana H. Jeffrey, Esq, Acting Executive Director; Christopher Fiore, Assistant Executive Director; Special Counsel Bhavini Doshi, Jesamil Suazo, Secretary to the Board and secretary for the Meeting; Mary Pat Noonan, Senior Project Manager; Denise Cicarelli, Clerk Typist; Elizabeth Vasquez, Supervising Fiscal Officer; Robert Napiorski, Project Assistant; Daniel Nazario, Project Assistant; and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Acting Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

The Chairman then acknowledged public speaker. Bob Miller, is a resident of the City of Jersey City, Mr. Miller inquired that the Agency has yet posted the 2017 Audit and made recommendations to

the Agency's website. Mr. Miller inquired about Resolutions, 9 through 13, relating to the Pathside Project located in the Journal Square 2060 Redevelopment Area. In addition, Mr. Miller inquired about Resolutions 8.

The Chairman then acknowledged the second public speaker, Mike Kulowski. Mr. Kulowski admires the development around the City but wishes that the City returns their focus to public transportation. In addition, Mr. Kulowski requested that the Agency post their Resolutions before the Board meetings.

The Chairman then acknowledged public speaker, Jason Burg. Mr. Burg addressed the Board of Commissioners on his concern regarding the Veterans Housing Project and his concern on the properties in which the Agency owns but have not been developed. The Chairman advised Mr. Burg to submit an Open Public Records Act to the Agency.

The Chairman then acknowledged public speaker, Raju Patel. Mr. Patel indicated his concern on the development of the new hotel within the Journal Square 2060 Redevelopment Area. Mr. Patel explained to the Board that the development of the hotel will create a higher volume of traffic and less parking for residents in the area. Mr. Patel requested that the Agency and the City's Zoning Board consider additional parking around the area.

The Chairman asked if there were any presentations. The Chairman requested that Director Jeffrey, inform the public about the background and the expectations of the developer on the Newark Avenue and Cottage Street multi-use Project. Accordingly, Henry Amoroso, Esq., from Chiesa, Shahinan and Giantomasi, informed the Board of Commissioners, that his client Canbis, LLC submitted a proposal in response to the a RFP. Canbis, LLC proposed a building that was part hotel and part residential in order to accommodate the area. Mr. Amoroso informed the Board that Canbis, LLC together

with Dream Hotel Group will construct a mixed use 389,937 square foot , 25 story building that will contain parking, a boutique hotel, ground floor retail space, an assisted living facility, a day care facility and fitness center as well as residential apartments. Mr. Amoroso indicated that Canbis, LLC also owns neighboring properties. Adam Cassidy, from Dream Hotel, indicated that Hotel will provide additional space for the Community to hold events. The Chairman suggested that Canbis, LLC use local hiring practices and Union Labor.

The Chairman then acknowledged the second presentation. Chuck Harrington, Esq. of the law firm Connell Foley, LLP., represented the Redeveloper for two project sites. The developer of both Mr. Ben Torrei owner of 400 7th Street, LLC and 387 8th street, LLC, which are located within a new redevelopment area, named Enos Jones Redevelopment Area. Mr. Harrington informed the Board that Mr. Torrei owns both properties. Mr. Harrington's client is seeking approval for an agreement to contribute funding to the existing Enos Jones Park. Mr. Torrei from RAFA Realty, LLC informed the Board that his company has been active in the development of the neighborhood. Mr. Torrei informed the Board that the original project, located on 387 8th street, included, 8 stories with 63 units, the new proposal is 8 stories with 75 units, 6,000 hundred square feet of commercial space, 94 parking spaces. The mixed use building will include 22 one bedrooms, 52 two bedrooms, and 3 three bedrooms. Mr. Torrei informed, that the project located at 400 7th street, will include 18 one bedroom and 2 two bedrooms units in an 8 story building. The Chairman suggested local hiring and Union Labor. The developer will contribute funds toward the further enhancement of Enos Jones Park.

John Restrepo - Garden State Episcopal EDC discussed their desire to construct two affordable two family homes at Block 25002 and advised the Board that they have constructed similar projects for the

Agency in the past. This project will be new construction affordable units targeting a large group of Jersey City residents. Monthly payment will be about \$1,500 a month for owner and \$1,200 for rental unit.

Scott Seale of Novus Equities, LLC made a presentation for the construction of property located at Garfield Avenue and Communipaw Avenue in the Morris Canal Redevelopment Area. The project will entail the construction of a four story retail/commercial structure with ground floor commercial and office above.

There being no more presentations, the Board went into closed session. Accordingly, the following Resolution was introduced and duly seconded:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY
CITY REDEVELOPMENT AGENCY APPROVING GOING INTO
EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS**
(See Resolution #1 dated August 21, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci,, Greene, Brown, Ona and Lavarro, and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, Special Counsel Doshi made it known that discussions involving litigation, contract negotiations and personnel took place; no formal action was taken.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Commissioner Brown questioned the safety of the Pathside Building for an "art tour" in which Diana Jeffrey responded that there are outstanding issues with the roofing system, however, the issues with the facade entail the safety of the public and because of scaffolding in place passerbys will be protected. Also contracts the Agency will enter into will provide for professionals to make recommendations for necessary repairs.

There being no questions, the Chairman called for a Consent Agenda for Items #2 through #34, with Commissioner Brown abstaining from Items 18 and 19 and Item #27 being amended. All Items, including Item 27 as amended, were moved, seconded and voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY Approval of the Minutes of the Special Meeting of July 30, 2018

(See Resolution #2 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY Approval of the Executive Session Minutes of the Special Meeting of July 30, 2018.

(See Resolution #3 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENGINEERING SERVICES IN ALL PROJECT AREAS

(See Resolution #4 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY QUALIFYING VARIOUS FIRMS FOR PROFESSIONAL ENVIRONMENTAL SERVICES IN ALL PROJECT AREAS

(See Resolution #5 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 400 7th STREET, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #6 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING RAFA REALTY, LLC AS REDEVELOPER FOR PROPERTY WITHIN THE ENOS JONES REDEVELOPMENT AREA

(See Resolution #7 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL MANAGEMENT OF A SOCIAL SERVICES PROGRAM AND PROPERTY MANAGEMENT SERVICES AT 665 OCEAN AVENUE WITHIN THE JACKSON HILL REDEVELOPMENT AREA

(See Resolution #8 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL ENGINEERING CONTRACT WITH MAST CONSTRUCTION SERVICES INC FOR STRUCTURAL CONSTRUCTION SERVICES AND ENGINEERING OVERSIGHT PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #9 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH O'DONNELL & NACCARATO STRUCTURAL ENGINEERS FOR ENGINEERING SERVICES PERFORMED AT 25 PATHSIDE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #10 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH DI CARA RUBINO ARCHITECTS FOR ARCHITECTURAL SERVICES PERFORMED AT 25 PATHSIDE A/K/A 84 SIP AVENUE WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #11 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY ALLOWING THE CITY TO USE AGENCY OWNED PROPERTY AT 25 PATHSIDE A/K/A 84 SIP AVENUE IN CONNECTION WITH THE JERSEY CITY ART AND STUDIO TOUR ON OCTOBER 4-7, 2018 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #12 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A CONTRACT FOR SCAFFOLDING SERVICES FOR 25 PATHSIDE A/K/A 84 SIP AVENUE IN WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #13 dated August 21, 2018 attached hereto.)

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING EXETER THOMAS McGOVERN LAND URBAN RENEWAL, LLC, AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE CONDITIONAL DESIGNATION OF LANDMARK DEVELOPERS, LLC AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE MORRIS CANAL REDEVELOPMENT AREA**

(See Resolution #14 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO CONTRACT NO. 18-07-DN1 WITH OUTLET HOME INSPECTIONS, LLC FOR CONSULTATION OVERSIGHT SERVICES FOR PROPERTY AT 405-407 OCEAN AVENUE IN THE OCEAN BAYVIEW REDEVELOPMENT AREA

(See Resolution #15 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING 25 CLINTON AVENUE, LLC AS REDEVELOPER FOR PROPERTY LOCATED WITHIN THE SCATTER SITE REDEVELOPMENT AREA

(See Resolution #16 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL AS REDEVELOPER FOR PROPERTY LOCATED AT 97-99 DWIGHT STREET IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #17 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY DESIGNATING GARDEN STATE EPISCOPAL AS REDEVELOPER FOR PROPERTY LOCATED AT 92-94 STEGMAN STREET IN THE TURNKEY REDEVELOPMENT AREA

(See Resolution #18 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING A REDEVELOPMENT AGREEMENT WITH MYNENI PROPERTIES, LLC, WITHIN THE WATER STREET REDEVELOPMENT AREA

(See Resolution #19 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE TERM OF PROFESSIONAL SERVICES CONTRACT NUMBER 17-08-BD5 WITH ALAIMO GROUP FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

(See Resolution #20 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING DIANA JEFFREY TO ATTEND THE GOVERNOR'S CONFERENCE ON HOUSING AND ECONOMIC DEVELOPMENT IN ATLANTIC CITY ON OCTOBER 2, 2018

(See Resolution #21 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EMPLOYMENT CONTRACT BETWEEN THE AGENCY AND DIANA H. JEFFREY AS EXECUTIVE DIRECTOR/SECRETARY

(See Resolution #22 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY TO BIND DIRECTORS AND OFFICERS LIABILITY COVERAGE

(See Resolution #23 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT No. 18-01-DJ4 WITH ARCHER & GREINER, P.C. FOR SPECIAL LEGAL COUNSEL SERVICES IN VARIOUS REDEVELOPMENT AREAS CITY-WIDE

(See Resolution #25 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY TO AMEND THE REGULAR MEETING SCHEDULE

(See Resolution #26 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING PROFESSIONAL SERVICES AGREEMENT NO. 18-08-JS2 WITH FERRAIOLI, WIELKOTZ, CERULLO AND CUVA, P.A. FOR ACCOUNTING/FINANCIAL SERVICES

(See Resolution #27 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE CLOSE OUT OF CONTRACT NO.17-10-BA2 FOR ACCOUNTING/FINANCIAL SERVICES

(See Resolution #28 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY Approval of Accounts/Invoice Payable List as of August 21, 2018

(See Resolution #29 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY Approval of the Personnel List as of August 21, 2018

(See Resolution #30 dated August 21, 2018 attached hereto.)

RESOLUTION DESIGNATING CANBIS, LLC AS REDEVELOPER OF CERTAIN PROPERTY IN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA, COMMONLY KNOWN AS 693-701 NEWARK AVENUE, 30 COTTAGE STREET, 703-707 NEWARK AVENUE, AND 40 COTTAGE STREET, AND AUTHORIZING THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #31 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONSENT ORDER WITH 297 COMMUNIPAW AVENUE, LLC TO SETTLE MOTION FOR AN AWARD OF REASONABLE ATTORNEYS' FEES AND COSTS WITHIN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #32 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ESTABLISHING RATIFYING A CONSENT ORDER TO DISMISS WITHOUT PREJUDICE THE VERIFIED COMPLAINT IN LIEU OF PREROGATIVE WRITS AND OTHER RELIEF FILED BY MECCA REALTY PROPERTIES, INC., FOURTEEN FLORENCE ST. CORP., ATRIMEC REALTY CORP., MECCA REALTY PROPERTIES II, INC., AND 450 GRAND STREET, LLC WITHIN THE BATES STREET REDEVELOPMENT AREA

(See Resolution #33 dated August 21, 2018 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING CONTRACT NO. 18-08-MPN6 WITH LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. FOR ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES TO COMPLETE THE DUE DILIGENCE AND CLOSING FOR THE ACQUISITION OF THE BAYFRONT REDEVELOPMENT SITE

(See Resolution #34 dated August 21, 2018 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Carlucci, Greene, Ona and Lavarro, and the following voted "NAY": None; Commissioner Brown "ABSTAINED" on Items 18 and 19 and voted "AYE" on all other Items. The Chairman thereupon declared the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, the meeting was adjourned at 8:00 p.m.

Secretary